

**CITY OF MILPITAS PLANNING COMMISSION  
MEETING AGENDA  
MARCH 8, 2017 7:00 PM  
CITY HALL COUNCIL CHAMBERS  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

- I. PLEDGE OF ALLEGIANCE**
- II. ROLL CALL**
- III. PUBLIC FORUM**

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Members of the audience are invited to address the Planning Commission on any subject not on tonight's agenda. Speakers must come to the podium and limit their remarks to fewer than three minutes. As an unagendized item, no response is required of the City staff or the Commission; however, the Commission may agendize the item for a future meeting.

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- IV. APPROVAL OF MINUTES:** February 22, 2017

- V. ANNOUNCEMENTS**

- VI. ANNOUNCEMENT OF CONFLICT OF INTEREST**

- VII. APPROVAL OF THE AGENDA:** March 8, 2017

- VIII. CONSENT CALENDAR**

**NO ITEMS**

- IX. PUBLIC HEARING**

**1724 SUNNYHILLS DRIVE - ITEM DEFERRED TO MARCH 22, 2017**

- IX-1            1639 CALERA CREEK HEIGHTS DRIVE – P-SD16-0005:** A request to construct a new 5,997 square foot two-story single-family residence and two detached accessory structures on a vacant lot on the hillside, zoned R1-H Hillside Combining District with a Site and Architectural (-S) Overlay. This project is categorically exempt from further CEQA review pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Project Planner: Lillian Hua, 408-586-3073, [lhua@ci.milpitas.ca.gov](mailto:lhua@ci.milpitas.ca.gov)

***Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 17-005 recommending approval of Site Development Permit SD16-0005 to the City Council, subject to the attached Conditions of Approval.***

- IX-2            THALAPPAKATTI RESTAURANT – 252 Ranch Drive – P-UP16-0030:** A request for a Conditional Use Permit for shared parking, as described in City Code Section XI-10-53.11, to allow the use of the available parking spaces based on the parking demand study at 252 Ranch Drive. Project Planner: Krishna Kumar, 408-586-3276, [kkumar@ci.milpitas.ca.gov](mailto:kkumar@ci.milpitas.ca.gov)

***Recommendation: Staff recommends that the Planning Commission Adopt Resolution No. 17-007 approving Conditional Use Permit No. UP16-0030, subject to the attached Conditions of Approval.***

## **X. NEW BUSINESS**

### **NO ITEMS**

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Any person aggrieved by any final decision of any, board, commission, or department head to the City of Milpitas may appeal the decision to the City Council by filing written notice of the appeal with the City Clerk within 12 calendar days of the date of said decision and paying the required fee. This time limit shall be strictly enforced.

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## **XI. ADJOURNMENT**

### **KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public.  
Commissions, boards, councils and other agencies of the City exist to conduct the people's business.

This ordinance assures that deliberations are conducted before the people and the

City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall  
455 E. Calaveras Blvd., Milpitas, CA 95035 Phone 408-586-3040

*The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) by selecting the Milpitas Municipal Code link.*

The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.

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